



A BILL FOR AN ORDINANCE

RELATING TO PERMITTING HOTELS NEAR TRANSIT CENTERS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. The purpose of this ordinance is to amend the Land Use Ordinance to permit the development of hotels near major transit centers.

SECTION 2. Table 21-3, Revised Ordinances of Honolulu 1990, as amended ("Master Use Table"), is amended by amending the "Dwellings and Lodgings" category to read as follows:

"TABLE 21-3 MASTER USE TABLE

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).

KEY: Ac = Special accessory use subject to standards in Article 5
 Cm = Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)
 C = Conditional Use Permit-major subject to standards in Article 5; public hearing required
 P = Permitted use
 P/c = Permitted use subject to standards in Article 5
 PRU = Plan Review Use

USES (Note: Certain uses are defined in Article 10.)	ZONING DISTRICTS																			
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3

DWELLINGS AND LODGINGS

Boarding facilities							P	P	P	P	P	P				P	P					
Consulates					P/c	P/c	P	P	P	P	P	P	P	P	P	P	P					
Duplex units						P	P	P	P	P	P	P				P						
Dwellings, owner's or caretaker's, accessory														Ac	Ac		Ac	Ac	Ac	Ac	Ac	Ac
Dwellings for cemetery caretakers	Ac		Ac																			
Dwellings, detached, one-family				P	P	P	P	P	P	P	P	P				P						
Dwellings, detached, two-family					P	P	P	P	P	P	P	P				P						
Dwellings, multifamily							P	P	P	P	P	P				P/c	P					
Farm dwellings		P/c	P/c																			
Group living facilities		C	C	C	C	C	C	C	C	C	C	C				C	Cm					
Guest houses (R-20 only)					Ac																	
Hotels													P		Cm	Cm	P		Cm	Cm		Cm
Roomers/Rooming				Ac	Ac	Ac																
Special needs housing for the elderly							C	C	C	C	C	C				C	C					
Time sharing								P/c					P									
Transient vacation units								P/c				P										
Vacation cabins	Cm																					



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SECTION 3. Section 21-5.360, Revised Ordinances of Honolulu 1990, as amended, is amended to read as follows:

“Sec. 21-5.360 Hotels.

(a) [Hotels] Except as otherwise permitted in subsection (b), hotels shall be permitted in the I-2 intensive industrial district and IMX-1 industrial-commercial mixed use district provided:

[(a)](1) They are within one-half mile by the usual and customary route of vehicular travel from the principal entrance of an airport utilized by commercial airlines, having regularly scheduled flights. For Honolulu International Airport, the principal entrance shall be the intersection of Paiea Street and Nimitz Highway.

[(b)](2) They have frontage on a major or secondary street or highway.

[(c)](3) They have a minimum lot area of 15,000 square feet and minimum lot width of 70 feet.

[(d)](4) The maximum floor area ratio shall be 2.0.

[(e)](5) Parking requirements of at least one space per two lodging or dwelling units shall be provided.

[(f)](6) Front yards shall have a minimum depth of 10 feet, and except for necessary driveways, shall be maintained in landscaping.

[(g)](7) Signs shall conform to the sign [requirements] regulations applicable within the B-2 community business district [regulations].

(b) Hotels shall be permitted in the B-2 community business district, BMX-3 community business mixed use district, I-1 limited industrial district, I-2 intensive industrial district, and IMX-1 industrial-commercial mixed use district provided:

(1) They are within one mile of a major transit center.

(2) Parking requirements of at least one space per two lodging or dwelling units shall be provided.



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- (3) Signs shall conform to the sign requirements applicable within the B-2 community business district regulations.

SECTION 4. Section 21-10.1, Revised Ordinances of Honolulu 1990, as amended, is amended by adding a new definition of "Major Transit Center" to read as follows:

"Major transit center" means a facility so designated by the department of transportation services that functions as a principal hub for the city's public transit system, whether service is by bus, rail, or ferry."

SECTION 5. Ordinance material to be repealed is bracketed. New material is underscored. When revising, compiling or printing this ordinance for inclusion in the Revised Ordinances of Honoulu, the revisor of ordinances need not include the brackets, the bracketed material or the underscoring.



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SECTION 6. This ordinance shall take effect upon its approval.

INTRODUCED BY:

Barbara Wood (br)

DATE OF INTRODUCTION:

FEB 14 2008
Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20_____.

MUFU HANNEMANN, Mayor
City and County of Honolulu

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